

EXHIBIT "C"



Broker Price Opinion (BPO)

CLIENT LOAN NUMBER:	PECTION TYPE	<input checked="" type="checkbox"/> Drive-by <input type="checkbox"/> Interior	DATE INSPECTED: <u>Dec 18 2013</u>
1st ALT TRACKING #	HOUSE APPEARS:	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant/Secured <input type="checkbox"/> Vacant/Unsecured	
2nd ALT TRACKING #	BORROWER/OWNER	<u>HAROLD MANIRAM</u>	
PROPERTY ADDRESS:	CLIENT NAME:	<u>Solutionstar PA</u>	
CITY, STATE, ZIP	COMPLETED BY:	<u>Stephanie Mason</u>	
FIRM NAME:	FAX NO.:		
PHONE NO.:	PARCEL NUMBER:	<u>1700-125-076-001-5-134</u>	

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent
 Employment conditions: Declining Stable Increasing
 Market price of this type property has: Decreased _____ % per month for the past 12 months
 Increased _____ % per month for the past _____ months
 Remained stable

Estimated percentages of owner vs. tenants in neighborhood: 70 % owner occupant 30 % tenant

There is a Normal supply oversupply shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 22 Owner Pride: Excellent

No. of competing listings in neighborhood that are REO or Corporate owned: 0

No. of boarded or blocked-up homes: 0

General Marketing Comments: See Comment section page 3

II. SUBJECT MARKETABILITY

Range of values in neighborhood is \$249,900 to \$3,300,000
 The subject is an over improvement under improvement Appropriate improvement for the neighborhood.

Nominal marketing time in the area is: 200 days.

Are all types of financing available for the property? Yes No If no, explain _____

Has the property been on the market in the last 12 months? Yes No If no, explain _____

Is the property currently listed? Yes No Listing Company: _____ Phone: _____

To the best of your knowledge, why did it not sell? not listed

Unit Type: single family detached condo co-op Multi Family 2 unit 3 unit 4 unit
 single family attached townhouse modular mobile home att mobile home det v/land Other

Resale Comments: See Comment section page 3

If condo or other association exists: Fee \$1,170 monthly annually Current? Yes No Fee delinquent? \$0.00

The fee includes: Insurance Landscape Pool Tennis Other none

Association Contact: Name: Trump Corp Phone No.: (212) 836-3236

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	10 CITY PL APT 22G	10 City Pl 18F			10 City Pl 25C			10 City Pl PH2F		
City, State, Zip		White Plains NY 10601			White Plains NY 10601			White Plains NY 10601		
Proximity to Subject		*Proximity Same Build			*Proximity Same Build			*Proximity Same Build		
Type of Sale Sale Price		Market \$630,000			Market \$695,000			Market \$700,000		
Price/Gross Living Area	\$497 Sq.Ft.	\$461.00 Sq.Ft.			\$527.00 Sq.Ft.			\$493.00 Sq.Ft.		
Data Source	MLS 2835037	MLS 3214505			MLS 3331149			MLS 3314417		
Property Type	Condo	Condo			Condo			Condo		
Original List \$ List Date		\$650,000 May 3 2012 12:00AM			\$725,000 Oct 11 2013			\$685,000 May 9 2013		
Sale Date Total DOM		Jul 9 2013 427			Nov 25 2013 45			Aug 2 2013 85		
VALUE ADJUSTMENTS	DESCRIPTION	(+) Adjustment			DESCRIPTION			(-) Adjustment		
Concessions	None	None			0			None		
Location	Good	Good			0			Good		
Leashold/Fee Simple	Fee Simple	Fee Simple			0			Fee Simple		
Site Size	0 ac	0 ac			0 ac			0 ac		
View	Residential	City			0			City		
Design and Appeal	Multi-Unit	Multi-Unit			0			Multi-Unit		
Quality of Construction	Good	Good			0			Good		
Age	8 yrs	8 yrs			0			8 yrs		
Condition	Good	Good			0			Good		
Above Grade	Total Bdm BA HBA	Total Bdm BA HBA			Total Bdm BA HBA			Total Bdm BA HBA		
Room Count	4 2 2 1	4 2 2 1			4 2 2 1			4 2 2 1		
Gross Living Area	1,359 Sq.Ft.	1,367 Sq.Ft.			0			1,320 Sq.Ft.		
Basement Sq.Ft./%Fin	0 Sq.Ft. 0%	0 Sq.Ft. 0%			0 Sq.Ft. 0%			0 Sq.Ft. 0%		
Functional Utility	Yes	Yes			0			Yes		
Heating/Cooling	Heat Pump	heat pump			0			heat pump		
Energy Efficient Items	None	None			0			None		
Garage/Carport	1 Attached	1 Attached			0			1 Attached		
Porches, Patio, etc	None	None			0			None		
Fence, Pool, etc	Complex pool	Complex pool			0			Complex pool		
Other	None	None			0			None		
Net Adj. (total)		+ \$0			+ \$0			+ \$0		
Adjusted Sales Price		\$630,000			\$695,000			\$700,000		

Items marked with an asterisk are required, the form will not be saved if these values are left blank.
 All information provided is based upon public records or general expertise and may be dependent upon the analysis or reporting of other parties. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee. This report should not be construed as an appraisal. All information herein is deemed accurate but not guaranteed.

IV. MARKETING STRATEGY

As-Is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present 'as is' condition to average marketable condition for the neighborhood.

Item	Estimated Cost	Item	Estimated Cost
GRAND TOTAL FOR ALL REPAIRS		\$0	

Estimated Days to Complete Repairs: Between: _____ and _____

Does Agent believe there will be a Resale Problem? Yes No

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3			
Address	10 CITY PL APT 22G	10 City Pl 9G			1 Renaissance Sq 23B			1 Renaissance Sq V6B			
City, State Zip	White Plains NY 10601	White Plains NY 10601			White Plains NY 10601			White Plains NY 10601			
Proximity to Subject	*Proximity Same Build			*Proximity Same Block			*Proximity Same Block				
Type of Listing	List Price	Market \$549,000			Market \$799,000			Market \$849,000			
Price/Gross Living Area	\$497	Sq.Ft.	\$528.00	Sq.Ft.	\$540.00	Sq.Ft.	\$548.00	Sq.Ft.			
Property Type	Condo	Condo			Condo			Condo			
Data Source	Source ID	MLS	2835037	MLS	330294	MLS	3329477	MLS	3331227		
Original List \$	List Date	\$549,000 Oct 2 2013			799000 Sep 28 2013			\$875,000 Oct 11 2013			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			+(+) Adjustment			DESCRIPTION			
Sales or Financing											
Concessions		None	0	None	0	None	0	None	0		
Days on Market (Total)		77		80		68					
Location	Good	Good	0	Good	0	Good	0	Good	0		
Leasehold/Fee											
Simple	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0	Fee Simple	0		
Site Size	0 ac	0 ac	0	0 ac	0	0 ac	0	0 ac	0		
View	Residential	City	0	City	0	City	0	City	0		
Design and Appeal	Multi-Unit	Multi-Unit	0	Multi-Unit	0	Multi-Unit	0	Multi-Unit	0		
Quality of Construction	Good	Good	0	Good	0	Good	0	Good	0		
Age	8 yrs	8 yrs	0	6 yrs	0	6 yrs	0	6 yrs	0		
Condition	Good	Good	0	Good	0	Good	0	Good	0		
Above Grade	Total Bdms	BA HBA	Total Bdms	BA HBA	Total Bdms	BA HBA	Total Bdms	BA HBA			
Room Count	4	2	2	1	3	1	1	1	4	2	
Gross Living Area	1359	Sq.Ft.	1039	Sq.Ft.	\$40,000	1480	Sq.Ft.	(\$15,125)	1550	Sq.Ft.	
Basement Sq.Ft./%Fin	0	Sq.Ft.	0%	0	Sq.Ft.	0%	0	Sq.Ft.	0%	0	
Functional Utility	Yes	Yes	0	Yes	0	Yes	0	Yes	0		
Heating/Cooling	Heat Pump	heat pump	0	hydro air	0	hydro air	0				
Energy Efficient Items	None	None	0	None	0	None	0	None	0		
Garage/Carport	1 Attached	1 Attached	0	1 Attached	0	1 Attached	0	1 Attached	0		
Porches, Patio, etc	None	None	0	None	0	None	0	None	0		
Fence, Pool, etc	Complex pool	Complex pool	0	Complex pool	0	Complex pool	0				
Other	None	None	0	Building appeal	(\$50,000)	building appeal	(\$50,000)				
Net Adj. (total)			+\$ 52,500			- \$65,125			- \$73,875		
Adjusted Sales Price of Comparable			\$601,500			\$733,875			\$775,125		

VII. MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

(Normal Sale 90-120 days)	Market Value	Suggested List Price	
AS IS	\$675,000	\$689,000	FAIR MARKET RENT (monthly income) \$4,000
REPAIRED	\$675,000	\$689,000	
(Quick Sale Value 0-90 Days)			
AS IS	\$600,000	\$619,900	SUBJECT LAND VALUE _____
REPAIRED	\$600,000	\$619,900	

COMMENTS

Describe and justify your recommended marketing strategy - As Is or Repaired. (Include specific positives/negatives and/or concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

See page 3.

Signature: Stephanie Mason License No. 10351206655 Date: Dec 18 2013

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This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.